

20200515000194800
05/15/2020 04:10:30 PM
DEEDS 1/4

Send tax notice to:

Cottonwood Homes, LLC

138 Maristone Dr
Helena AL 35080

TS2000855

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifteen Thousand Fifty and 00/100 Dollars (\$115,050.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jacob Nicholas Tubbs, a married man and Daniel Howell, a married man**, whose mailing address is:

138 MARISTONE DR HELENA AL 35080

(hereinafter referred to as "Grantor"), by **Cottonwood Homes, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Wyndham Townhomes as recorded in Map Book 22, Page 124, in the Probate Office of Shelby County, Alabama.

Subject property is not the homestead of the grantors nor their respective spouses.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$115,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 24th
day of April, 2020.

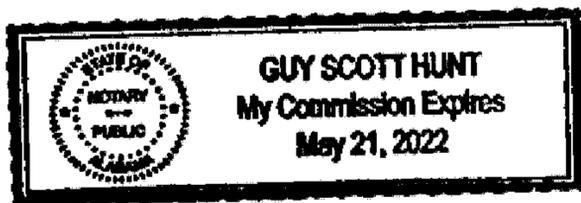
Jacob Nicholas Tubbs
Jacob Nicholas Tubbs

Daniel Howell
Daniel Howell

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Nicholas Tubbs, a married man and Daniel Howell, a married man, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 24th day of April, 2020.



Guy Scott Hunt
Notary Public
Print Name: Guy Scott Hunt
Commission Expires: 5/21/2022

Exhibit A

Lot 49, according to the Survey of Wyndham Townhomes as recorded in Map Book 22, Page 124, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Daniel Howell
 Mailing Address 138 Marlstone Dr
Helena AL 35080

Grantee's Name Cottonwood Homes LLC
 Mailing Address 138 Marlstone Dr
Helena AL 35080

Property Address 7502 Spencer Ln
Helena AL 35080

Date of Sale 4/24/2020
 Total Purchase Price \$ 115,050.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 05/15/2020 04:10:30 PM
 \$32.00 CHERRY
 20200515000194800

Ann S. Byl

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/24/2020

Print Daniel Howell

Unattested

(verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one